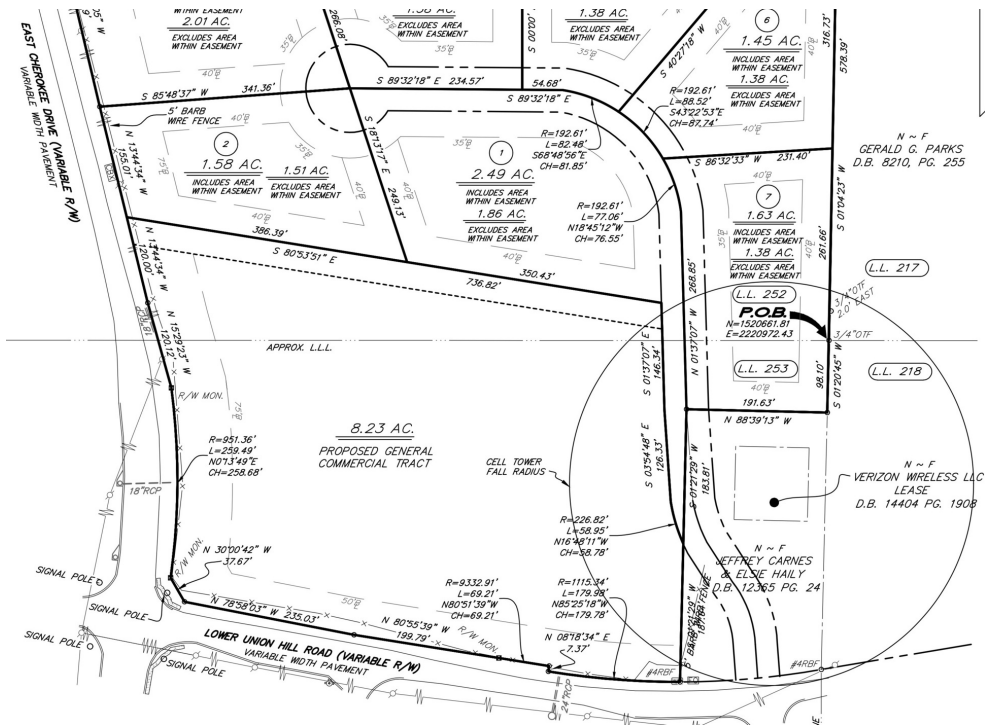


301 LOWER UNION HILL ROAD - 20.47 ACRES

301 Lower Union Hill Road , Canton, GA 30115



PROPERTY DESCRIPTION

Mixed Use Development Opportunity. 20.47 Acres in Canton, GA. - Cherokee County. 8.23 Zoned NC - Remainder Zoned AG at Lighted Corner Intersection of East Cherokee and Lower Union Hill Road. Property is in Highly Sought After Hickory Flat Community of Cherokee County, Georgia. Ready for Mixed Use Development.

OFFERING SUMMARY

Sale Price:	\$3,599,000
Lot Size:	20.47 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	537	2,864	7,012
Total Population	1,552	8,060	20,019
Average HH Income	\$122,852	\$130,103	\$122,852

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

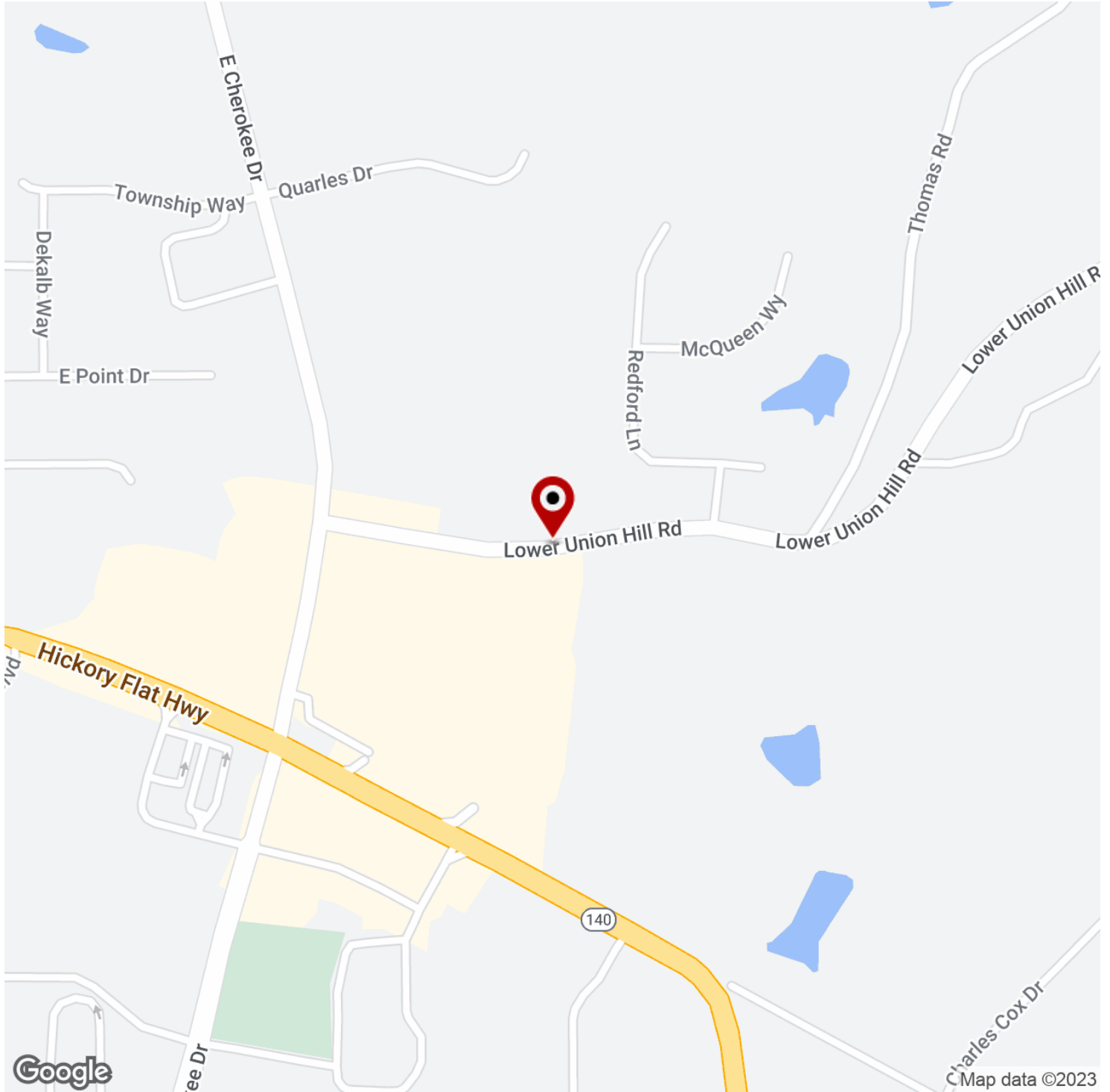
DEEDEE VERES
Associate Broker
0: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

LAND FOR SALE

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301 Lower Union Hill Road , Canton, GA 30115



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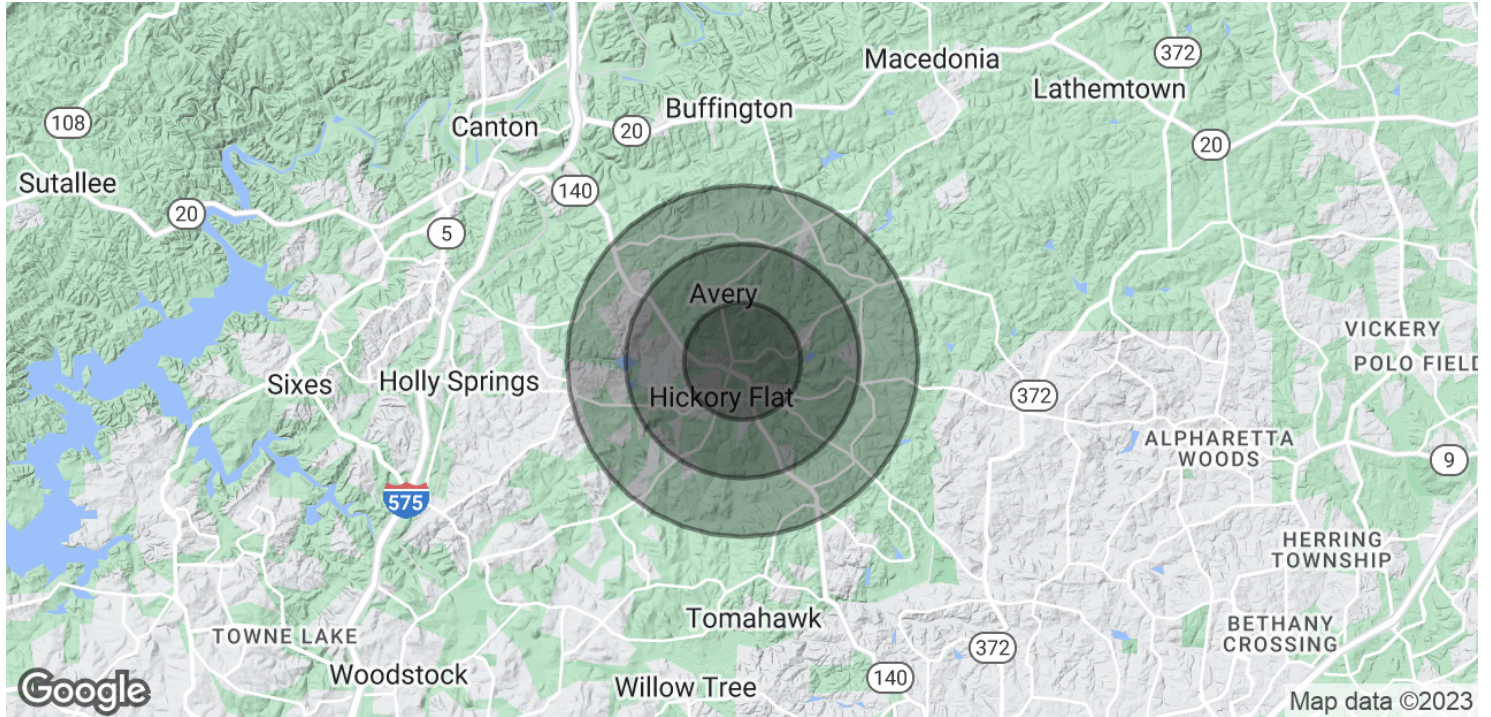
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LAND FOR SALE

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301 Lower Union Hill Road , Canton, GA 30115



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,552	8,060	20,019
Average Age	42.7	40.7	39.8
Average Age (Male)	44.9	41.9	39.1
Average Age (Female)	41.6	42.2	42.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	537	2,864	7,012
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$122,852	\$130,103	\$122,852
Average House Value	\$393,763	\$385,527	\$364,698

* Demographic data derived from 2020 ACS - US Census

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